700 South Flower St., Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

1200 CAHUENGA
UTILITY INFRASTRUCTURE TECHNICAL REPORT: ENERGY
DECEMBER 2022

PREPARED BY:

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700 South Flower St., Suite 2100
Los Angeles, CA 90017
213-418-0201

Table of Contents

Appendix

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The 1200 N. Cahuenga Boulevard Project (the "Project") is located at 1200 – 1210 N. Cahuenga Boulevard, 6337 – 6357 W. Lexington Avenue, and 6332 – 6356 W. La Mirada Avenue (the "Project Site") in the City of Los Angeles. The Project proposes to replace an existing, vacant private school campus, the Stratford School, at the Project Site with an approximately 75,262 square-foot creative office campus with ground-floor retail uses. The Project would be comprised of three buildings, Buildings A, B, and C, with an outdoor courtyard located between the buildings. The Project would demolish the school's subterranean parking lot and access ramp, topped with a recreational field and basketball court, and two playgrounds. The Project would also demolish 8,941 square feet of the existing approximately 28,389 square-foot private school building, but would otherwise preserve and upgrade with a few exterior modifications the remaining approximately 19,448 square feet of the building and its subterranean parking garage to be a creative office building (Building B). Building A would be new, located along the northern border of the Project Site, would contain 35,000 square feet, and would be four stories and a maximum of 57' 1" in height. Building C would be new, occupy the southwest corner of the Project Site, would contain approximately 20,814 square feet, and would be four stories and a maximum of 60' 11" in height. Building B would consist of 19,448 square feet of the existing two-story, 42' 6" tall school building; Building B's unusually tall first story would place its second story approximately in line with the third stories on Buildings A and C. All three buildings would provide decks and balconies adjacent to the creative offices. The buildings would surround an outdoor courtyard for the use of the buildings' tenants. The Project would provide 156 vehicular parking spaces and 22 bicycle spaces within the Project's one-level subterranean parking garage, which would extend under both Buildings A and B, and two at-grade parking areas on the first floors of Buildings A and C. The subterranean garage under Building A would contain automated parking stackers. The Project would be built on the 53,557 square-foot Project Site, resulting in a site-wide Floor Area Ratio (FAR) of approximately 1.41 to 1 and a total floor area of 75,262 square feet. The anticipated outbound haul route from the Project Site would be from Vine Street to Santa Monica Boulevard to the 101 freeway. Approximately 12,678 cubic yards of dirt is expected to be excavated and exported from the Project Site during construction.

1.2. SCOPE OF WORK

As a part of the Mitigated Negative Declaration for the Project, the purpose of this report is to analyze the potential impact of the Project to the existing energy infrastructure systems.

2. REGULATORY FRAMEWORK

2.1. ELECTRICITY

The *2017 Power Strategic Long-Term Resource Plan* (SLTRP) [1] document serves as a comprehensive 20 year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost effective manner. The 2017 SLTRP re-examines and expands its analysis on the 2016 IRP recommended case with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio standard by 2050.

The 2017 SLTRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar and various levels of transportation electrification. In analyzing the IRP cases and recommending a strategy to best meet the future electric needs of Los Angeles, the SLTRP uses system modeling tools to analyze and determine the long-term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within our existing mix of assets and providing the analytic results to inform the selection of a recommended case.

The SLTRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2037. While this assessment will not be as detailed and extensive as the financial analysis to be completed for the ongoing rate action for the 2018/19 fiscal year and beyond, it clearly outlines the general requirements. As a long-term planning process, the SLTRP examines a 20-year horizon to secure adequate supplies of electricity. In that respect, it is LADWP's desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill our City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Regulatory interpretations of primary regulations and state laws affecting the Power System, including AB 32, SB 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. This year's SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.[2]

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[1] LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017. https://efiling.energy.ca.gov/getdocument.aspx?tn=227897

[2] Ibid

2.2. NATURAL GAS

The *2022 California Gas Report*[3] presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission (CPUC or Commission) Decision (D.) 95-01-039. The projections in the CGR are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

Utility-served, statewide natural gas demand is projected to decrease at an annual average rate of 1.1 percent per year through 2035. The decline is 0.1 percent faster than what had been projected in the 2020 California Gas Report (CGR). More aggressive energy efficiency and fuel substitution have accelerated the decline in forecasted throughput for the 2022 CGR relative to the 2020 findings. In this Report, fuel substitution refers to the conversion of all or a portion of existing energy uses from one fuel type to another with the goal of reducing greenhouse gas emissions such as replacing a gas water heater with an electric water heater.

The projected decline comes from less gas demand in the major market segment areas of residential, electric generation (EG), commercial and wholesale markets. Total Statewide residential gas demand is projected to decrease at an annual average rate of 2.4 percent per year, a faster decline than the 1.7 percent annual rate of decline that had been forecasted in the 2020 Report. EG demand is projected to decrease at an annual rate of 1.1 percent per year, which is a slightly less rapid rate than the 1.5 percent annual decline that had been forecasted in 2020. The statewide commercial demand is projected to decrease at an annual average rate of 1.8 percent per year, which is slightly more accelerated than the 1.5 percent annual decline from the 2020 CGR. The aggregate statewide wholesale market segment is expected to decline at an annual average rate of 0.25 percent per year. The segments where growth in demand is expected are the natural gas vehicle (NGV) sector and the industrial market segments. The industrial market segment and the NGV sectors are expected to grow at an annual average rate of 0.16 percent and 2.3 percent per year over the forecast period.

There are several drivers of these declines across many of the key energy sectors. Aggressive energy efficiency programs and fuel substitution are expected to dampen gas demand in these sectors. Statewide efforts to minimize greenhouse gas (GHG) emissions are depressing EG demand through aggressive programs that pursue demand side reductions and the acquisition of preferred power generation resources that produce few or no carbon emissions. Nevertheless, for the foreseeable future, gas-fired generation and gas storage will continue to be important technologies that support long-term electric demand growth and growing integration of intermittent renewable resource generation.[4]

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[3] California Gas and Electric Utilities, 2022s California Gas Report, 2022.

[4] Ibid

3. EXISTING CONDITION

3.1. ELECTRICITY

LADWP is responsible for providing power supply to the City while complying with Local, State, and Federal regulations.

3.1.1. REGIONAL

LADWP's Power system is the nation's largest municipal electric utility, and serves a 465-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.5 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 7,880 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal, and other sources. The distribution network includes 6,752 miles of overhead distribution lines and 3,626 miles of underground distribution cables.[5]

3.1.2. LOCAL

Based on available substructure maps from the City of LA Bureau of Engineering's online Navigate LA database, the Project Site receives electric power service from LADWP via existing underground conduits in North Cahuenga Boulevard.

3.1.3. ON-SITE

The Project Site is approximately 53,557 sq. ft. (1.23 acres) and is currently occupied by a vacant school campus. Electricity demand estimates have been prepared based on the existing development, and are summarized in Table 1 below. See Exhibit 4 for the calculation summary from CalEEMod.

Table 1 - Estimated Existing Electricity Demand

Connection To:	Facility	Electricity Demand (kWhr/year)[(a)]
Existing Project Site	School	157,071[(b)]
Total Existing Electricity Demand for Project Site		**157,071**

[(a)] 1 kW (kilowatt) = 1,000 Watts.

[(b)] CalEEMod was used to the generate the estimated energy demand.

[5] LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017. https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/M419.pdf

3.2. NATURAL GAS

SoCalGas is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

3.2.1. LOCAL

Based on substructure maps provided by the City, it appears that the Project Site receives natural gas service via the Southern California Gas Company (SoCalGas). The substructure maps show an 8-inch gas main fronting the Project along Cahuenga Boulevard, an abandoned 8-inch gas main and a 6-inch gas main fronting the Project along Lexington Avenue, and an abandoned 4-inch gas main and a 3-inch gas main fronting La Mirada Avenue.

3.2.2. ON-SITE

As described above, the Project Site is currently occupied by an existing school building, playground, and subterranean parking.

Natural gas demand estimates have been prepared based on the existing development, and are summarized in Table 2 below. See Exhibit 4 for the calculation summary from CalEEMod.

Table 2 - Estimated Existing Natural Gas Demand

Connection To:	Facility	Natural Gas Demand (cf/yr)
Existing Project Site	School	275,935[(a)]
Total Existing Natural Gas Demand for Project Site		**275,935**

[(a)] CalEEMod was used to the generate the estimated energy demand.

4. SIGNIFICANCE THRESHOLDS

Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a project should be considered in an EIR. Environmental impacts, as noted in Appendix F, may include:

- The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed;
- The effects of the project on local and regional energy supplies and on requirements for additional capacity;

- The effects of the project on peak and base period demands for electricity and other forms of energy;

- The degree to which the project complies with existing energy standards;

- The effects of the project on energy resources; and

- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Appendix G of the CEQA Guidelines includes the following questions, which the City has determined to use as thresholds for determining the significance of a project's potential energy impacts:

- Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction.

- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

In assessing impacts related to energy infrastructure in this section, the City will use Appendix G as the thresholds of significance. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions. The L.A. CEQA Thresholds Guide identifies the following factors to evaluate energy supply and infrastructure:

- The total estimated energy demand for the project;

- Whether sufficient capacity exists in the energy infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;

- The amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and

- The degree to which scheduled energy infrastructure improvements or project design features would reduce or offset service impacts.

Based on these factors, the Project would have a significant impact on energy resources if the project would result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities.

5. METHODOLOGY

The methodology for determining the significance of a project as it relates to a project's impact on energy is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of the electricity and natural gas supply and distribution infrastructure serving the project site. Include plans for new transmission facilities or expansion of existing facilities; and

- Summary of adopted energy conservation plans and policies relevant to the project

Project Impacts

- Evaluation of the new energy supply and distribution systems which the project would require.

- Consult with the DWP or The Gas Company, if necessary to gauge the anticipated supply and demand conditions at project buildout.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity. A Will-serve letter from LADWP (Exhibit 1) demonstrates the availability of sufficient energy resources to supply the Project's demand.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Electrical power would be consumed to construct the new buildings and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. The demand is typically supplied from existing electrical services within the Project Site and would not affect other services. Overall, demolition and construction activities would consume less electricity than the existing school when operating.[6] Therefore, impacts on electricity supply associated with short-term construction activities would be less than significant.

No natural gas usage is expected to occur during construction. Therefore, impacts on natural gas supply associated with short-term construction activities would be less than significant.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will

[6] Based on input from Project MEP.

comply with all applicable LADWP, SoCalGas, and City of LA requirements, which are expected to and would in fact limit the impact to existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic impacts during off-site energy infrastructure improvements, a construction management plan would be implemented to ensure safe pedestrian and vehicular travel. Therefore, Project impacts on energy infrastructure associated with construction activities would be less than significant. Further, construction associated with new energy infrastructure improvements would occur as part of Project construction generally, which, as concluded in the MND, would result in less than significant impacts.

6.2. OPERATION

6.2.1 ELECTRICITY

The Project will increase the demand for electricity resources. The estimated electrical demands are shown in Table 3 below. See Exhibit 4 for the calculation summary from CalEEMod.

Table 3 - Estimated Electricity Demands

Connection To:	Facility	Quantity	Electricity Demand[(a)] (kWhr/yr)[(b)]
Proposed Project Site	Office	71,035 SF	922,745
	Retail	592 SF	7,992
Total Proposed Electricity Demand for Project Site			**930,737**
Total Existing Electricity Demand for Project Site			**157,071**
Net Increase in Electricity Demand for Project			**773,666**

[(a)] CalEEMod was used to generate the estimated electrical demand

[(b)] 1 kW (kilowatt) = 1,000 Watts.

A will serve letter was sent to LADWP to determine if there is sufficient capacity to serve the Project. See Exhibit 1 for the issued will serve letter.

6.2.2 NATURAL GAS

The existing building to remain (Building B) will maintain its existing service connection, for the Project. Buildings A & C will not require a connection for gas, as there are no fixtures or appliances requiring gas. The estimated gas demand is shown in Table 4 below. See Exhibit 4 for the calculation summary from CalEEMod.

Table 4 - Estimated Proposed Natural Gas Demand			
Connection To:	Facility	Quantity	Peak Natural Gas Demand[(a)] (cf/yr)
Proposed Project Site	Office (Building B)	19,448 SF	202,454
Total Proposed Natural Gas Demand for Project Site			**202,454**
Total Existing Natural Gas Demand for Project Site			**275,395**
Net Increase in Natural Gas Demand for Project			**(-72,941)**
[(a)] CalEEMod was used to generate the estimated gas demand.			

A will serve letter was sent to So Cal Gas to determine if there is sufficient capacity to serve the Project. See Exhibit 2 for the issued will serve letter.

6.3. CUMULATIVE IMPACTS

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCalGas's service area. Growth within these geographies is anticipated to increase the demand for electricity, natural gas, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its net energy for load in the 2023 fiscal year (the project buildout year) will be 23,033 GWhr of electricity.[7]

Based on the Project's estimated net new electrical consumption of 0.774 GWhr and LADWP's forecast of 23,033 GWhr, the Project would account for approximately 0.0034 percent of LADWP's projected net energy load for the Project's build-out year. Furthermore, there are 22 related projects, which consist of, but are not limited to, residential, restaurants, office, pharmacy, and retail. The total increase in energy demand for the related projects is approximately 60.28 GWhr. Combined with the proposed project, the net increase in energy demand is approximately 61.05 GWhr. The estimated net increase in energy demand resulting from the build-out of related projects combined with the proposed project, would represent approximately 0.27 percent of the LADWPs forecast for the net energy load in the fiscal year 2023. Refer to Exhibit 3 for a breakdown of the related projects and associated energy consumption. Although future development would result in the irreversible use of renewable and non-renewable

[7] LADWP, 2017 Power Strategic Long-Term Resource Plan, Appendix A, Table A-1.

electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 Power Strategic Long-Term Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the Power Strategic Long-Term Resource Plan incorporates the estimated electricity requirement for the Project. The Power Strategic Long-Term Resource Plan considers future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site- specific infrastructure improvements, as necessary. Each of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the Project area. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

Buildout of the related projects in SoCal Gas' service area are expected to increase natural gas consumption during project construction and operation and thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2022 California Gas Report, the California Energy Commission estimates the total capacity available within SoCal Gas' planning area will be approximately 3,115 million cubic feet per day in 2023. After subtracting the estimated 2,415 million cubic feet per day that is anticipated to be used, the remaining available gas supply would be 700 million cubic feet per day.[8] Based on the Project's estimated natural gas consumption of approximately 202,454 cubic feet per year (555 cubic feet per day), and SoCal Gas' projected 700 million cubic feet availability per day in 2023, the Project would account for approximately 0.000079 percent of SoCal Gas projected additional capacity for the Project's build-out year. Furthermore, there are 22 related projects, which consist of, but are not limited to, residential, restaurants, office, pharmacy, and retail. The total increase in gas demand for the related projects is approximately 150,569,890 cubic feet per year (412,520 cubic feet per day). Combined with the proposed project, the net increase in gas demand is approximately 150,772,344 cubic feet per year (413,075 cubic feet per

[8] California Gas and Electric Utilities, 2022 California Gas Report, p. 28 & 104.

day). The estimated net increase in gas demand resulting from the build-out of related projects combined with the proposed project, would represent approximately 0.059 percent of the SoCalGas availability in the fiscal year 2023. Refer to Exhibit 3 for a breakdown of the related projects and associated gas consumption. SoCal Gas' forecasts take into account projected population growth and development based on local and regional plans. Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCal Gas' service area. Furthermore, like the Project, during project construction and operation other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCal Gas occur as needed. It is expected that SoCal Gas would continue to expand delivery capacity if necessary to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. As such, cumulative impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report this Project would have less than significant impacts related to electricity or gas infrastructure.

EXHIBIT 1

October 7, 2022

Mr. Jonathon Vanderwall
kpff
700 S Flower St., Suite 2100
Los Angeles, CA 90017

Dear Mr. Vanderwall:

Subject: Will Serve
1200 N. Cahuenga, Blvd, Los Angeles, CA 90038 - Office and Retail Space, with one Level of Subterranean and Above Grade

This is in response to your letter dated on September 1, 2022 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

If you have any questions regarding this matter, please call Rafi Meguerdijian, at 213.367.8037 or email at rafi.meguerdijian@ladwp.com.

Sincerely,

Daniel Rostom

Daniel Rostom
Electrical Engineer, Customer Station Design

c: Rafi Meguerdijian

EXHIBIT 2

701 N. Bullis Rd.
Compton, CA 90224-9099

October 19, 2022

KPFF
700 S. Flower St. Suite 2100
Los Angeles, CA 90017
Attn: Matthew Gooden

Subject: Will Serve - 1200 N. Cahuenga Blvd. Los Angeles, CA

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Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

J.Sum

Jason Sum
Planning Associate
SoCalGas - Compton HQ

EXHIBIT 3

RELATED PROJECTS – ELECTRICITY TABLE

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments High Rise	1.38325e +007	0.0000	0.0000	0.0000	0.0000
Hotel	1.64276e +007	0.0000	0.0000	0.0000	0.0000
Office Park	2.62427e +007	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	3.65838e +006	0.0000	0.0000	0.0000	0.0000
Strip Mall	233730	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

RELATED PROJECTS – GAS TABLE

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments High Rise	4.02278e+007	0.2169	1.8536	0.7888	0.0118		0.1499	0.1499		0.1499	0.1499	0.0000	2,146.7102	2,146.7102	0.0412	0.0394	2,159.4670
Hotel	6.3739e+007	0.3437	3.1245	2.6246	0.0188		0.2375	0.2375		0.2375	0.2375	0.0000	3,401.3532	3,401.3532	0.0652	0.0624	3,421.5658
Office Park	1.99565e+007	0.1076	0.9783	0.8217	5.8700e-003		0.0744	0.0744		0.0744	0.0744	0.0000	1,064.9554	1,064.9554	0.0204	0.0195	1,071.2839
Quality Restaurant	2.66048e+007	0.1435	1.3042	1.0955	7.8200e-003		0.0991	0.0991		0.0991	0.0991	0.0000	1,419.7337	1,419.7337	0.0272	0.0260	1,428.1705
Strip Mall	41790	2.3000e-004	2.0500e-003	1.7200e-003	1.0000e-005		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	2.2301	2.2301	4.0000e-005	4.0000e-005	2.2433
Total		**0.8119**	**7.2626**	**5.3323**	**0.0443**		**0.5610**	**0.5610**		**0.5610**	**0.5610**	**0.0000**	**8,034.9826**	**8,034.9826**	**0.1540**	**0.1473**	**8,082.7305**

EXHIBIT 4

EXISTING ELECTRICAL AND GAS SUMMARY

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
High School	157071	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
High School	275935	1.4900e-003	0.0135	0.0114	8.0000e-005		1.0300e-003	1.0300e-003		1.0300e-003	1.0300e-003	0.0000	14.7249	14.7249	2.8000e-004	2.7000e-004	14.8124
Total		**1.4900e-003**	**0.0135**	**0.0114**	**8.0000e-005**		**1.0300e-003**	**1.0300e-003**		**1.0300e-003**	**1.0300e-003**	**0.0000**	**14.7249**	**14.7249**	**2.8000e-004**	**2.7000e-004**	**14.8124**

PROPOSED ELECTRICAL AND GAS SUMMARY

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	922745	0.0000	0.0000	0.0000	0.0000
Strip Mall	7992	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	202454	1.0900e-003	9.9200e-003	8.3400e-003	6.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	10.8037	10.8037	2.1000e-004	2.0000e-004	10.8679
Total		**1.0900e-003**	**9.9200e-003**	**8.3400e-003**	**6.0000e-005**		**7.5000e-004**	**7.5000e-004**		**7.5000e-004**	**7.5000e-004**	**0.0000**	**10.8037**	**10.8037**	**2.1000e-004**	**2.0000e-004**	**10.8679**